



GLASLYN

RIVERSIDE | TIDDINGTON ROAD | STRATFORD-UPON-AVON



COUNTRY HOMES

PROPERTY SPECIALISTS

PART OF | SHELDON BOSLEY KNIGHT



A fully refurbished, four-bedroom home
situated in the historic town of Stratford-upon-Avon
with access to the world-renowned Royal Shakespeare Theatre,
Shakespeare's Birthplace, shops, bars and restaurants.





EXQUISITE RIVERSIDE RESIDENCE _____

A fully refurbished four-bedroom home in Stratford-upon-Avon with mooring and fishing rights.

Situated directly on the banks of the River Avon, and boasting unparalleled views of a protected nature reserve, this fully refurbished four-bedroom detached home offers an exceptional lifestyle opportunity in the heart of Shakespeare's historic home town.

This truly special property combines luxurious contemporary living with the tranquillity of a riverside setting, providing the ultimate sanctuary for those seeking elegance, space and a connection to nature.

This is more than just a house; it's a lifestyle opportunity for the discerning buyer seeking a truly exceptional riverside home in one of England's most cherished towns. Early viewing is highly recommended to appreciate the special qualities and prime location of this exquisite property.

PERFECT RIVERSIDE LOCATION _____

Royal Shakespeare Theatre



Glaslyn

Stratford-upon-Avon
town centre

For work life...

	 <p>Stratford-upon-Avon 1.5 miles Warwick Station 10 miles Leamington Spa 12 miles</p>	
 <p>Stratford-upon-Avon 1 mile Leamington Spa 13 miles Banbury 20 miles Birmingham 38 miles</p>		 <p>Birmingham Airport 26 miles London Heathrow 89 miles</p>
	 <p>Stratford-upon-Avon 15min Warwick 51min Leamington Spa 1hr</p>	

...to social life

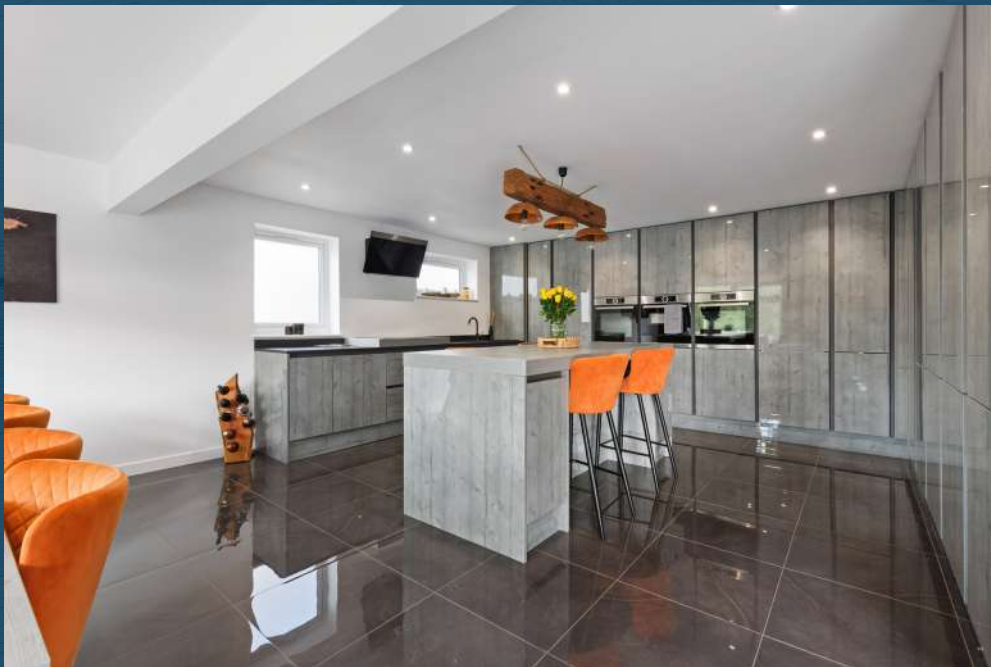
	<p>From cafes to top end restaurants, pubs to nightclubs, Stratford has something for every taste and budget.</p>	
<p>Home to the world famous Royal Shakespeare Theatre, Stratford also boasts cinemas, two other theatres, live music venues and the fantastic MAD Museum on Henley Street.</p>		<p>Stratford is blessed with a wide range of independent boutiques and high street chains in the centre of town.</p>
	<p>Stratford boasts a horse racing track, golf course and leisure centre as well as being close to Coventry City FC, and Edgbaston Cricket Club.</p>	

MORE THAN A HOUSE _____

- > **Prime riverside location:** Enjoy direct frontage onto the River Avon, offering breathtaking panoramic views and a calm atmosphere. Wake to the gentle sounds of the water and unwind with stunning sunsets over the nature reserve directly opposite.
- > **Private mooring and fishing rights:** A rare and highly sought-after amenity, this property comes with its own private mooring, allowing for immediate access to the River Avon for boating and leisure activities. The valuable inclusion of fishing rights offers the keen angler an exclusive opportunity to enjoy the coarse fish species the Avon is renowned for, right from your doorstep. (Note: An Environment Agency rod licence is required for fishing.)
- > **Fully refurbished to an impeccable standard:** No expense has been spared in the comprehensive refurbishment of this magnificent home. Every detail has been meticulously considered, from high-quality fixtures and fittings to a tasteful, modern aesthetic throughout, ensuring it is in ready-to-move-into condition.
- > **Four well-proportioned bedrooms:** Providing ample accommodation for families or guests, each room is designed to maximise light and the stunning views, creating bright and inviting spaces.
- > **Garage and carport:** The property benefits from both a garage and a separate carport, providing secure and convenient parking options.
- > **Opposite a nature reserve:** The immediate proximity to a protected nature reserve ensures unspoiled views and a haven for local wildlife, offering a peaceful and beautiful backdrop to your home.

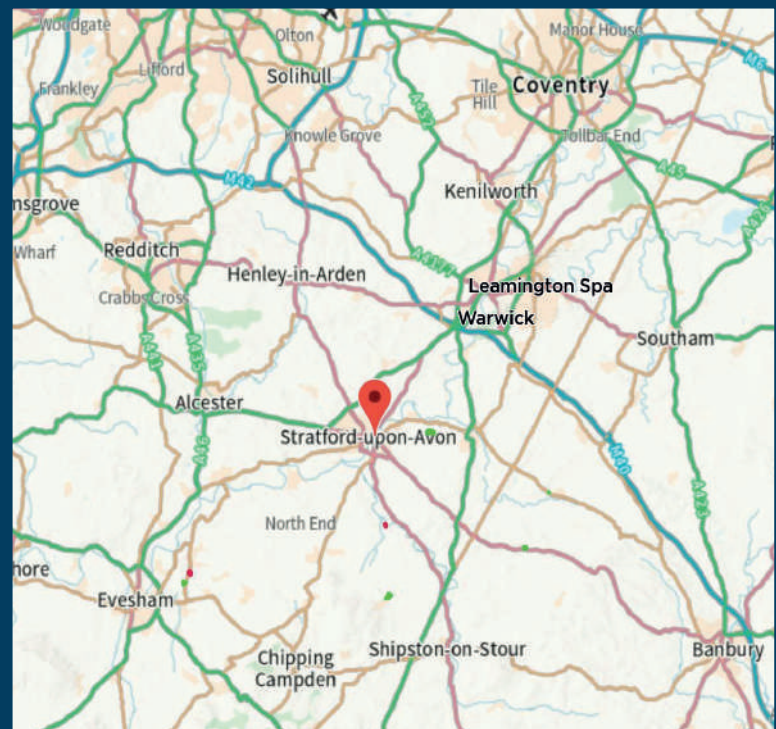
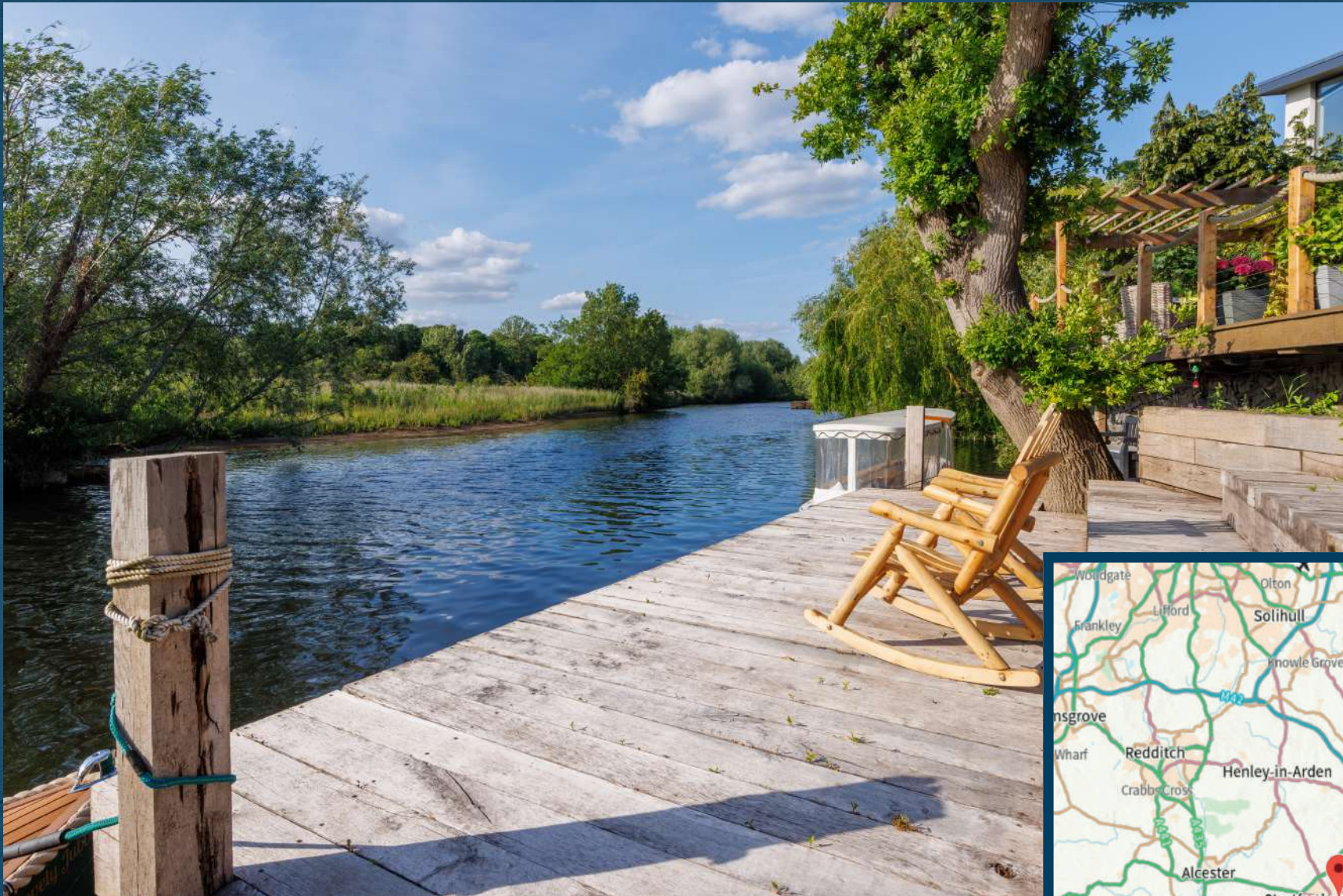




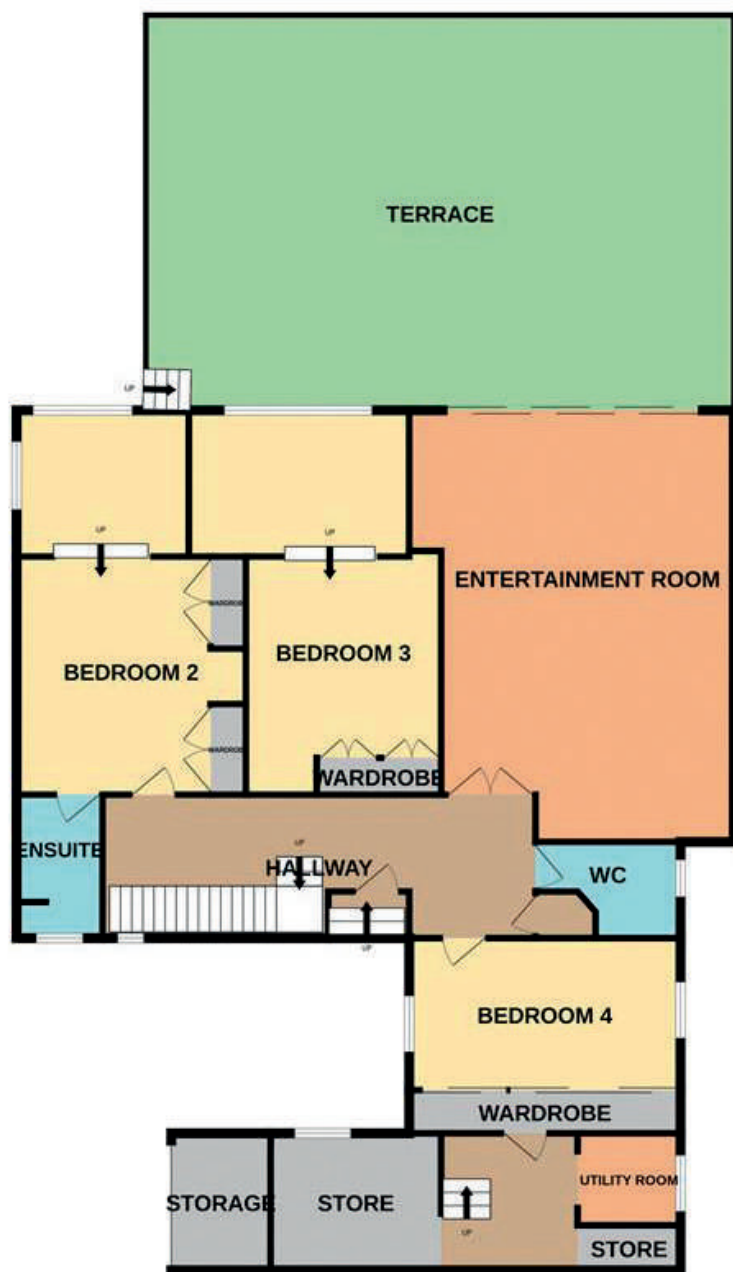








GROUND FLOOR
1725 sq.ft. (160.3 sq.m.) approx.



1ST FLOOR
1462 sq.ft. (135.9 sq.m.) approx.















COUNTRY HOMES _____

If you are looking for a home in the country with character, charm and a touch of grandeur, then you have come to the right place.

Country Homes, which is part of Sheldon Bosley Knight, has a dedicated team offering a bespoke service to meet the individual needs of those clients looking to invest in or sell manor houses and country homes in a rural area.

Manor houses are located in some of the most beautiful locations across the UK. From the rolling countryside and idyllic villages of Warwickshire, Worcestershire and Leicestershire to the picturesque hamlets and villages of the Cotswolds, each property will offer its own unique charm and character.

We understand buying such a property is not only a significant financial investment but also an opportunity to be a custodian of what is more often than not one with an interesting and wonderful history.

Our team of experts is here to assist you throughout the process and ensure a smooth and enjoyable experience from start to finish.

THE TEAM _____



Daniel Jackson

BA (Hons), Town Planner, Assoc RTPI, Assoc RICS

CUSTODIAN / CO-OWNER



Lara Hawkins

MNAEA

ASSOCIATE DIRECTOR



Lisa Hunt

RESIDENTIAL SALES



Hannah Gill

RESIDENTIAL SALES

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 182 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 182 years since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across the Midlands and are proud to be embedded in the local communities we serve.

For more information please contact one of our teams:

COUNTRY HOMES

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STRATFORD-UPON-AVON OFFICE

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